

REAL ESTATE REGULATORY AUTHORITY, BIHAR
IN THE COURT OF SPECIAL PRESIDING OFFICER, RERA, BIHAR

RERA/CC/54/2026

Asharfi Lal Yadav

....Complainant

Vs

Adorn Construction and Infrastructure Pvt. Ltd.

.....Respondent

Project: R.B. TOWER

Present: For the Complainant: Mr. Ishtiyaque Hussain, Advocate

For the Respondent: Mr. Amit Singh, Advocate

12.08.2026

PROCEEDING

Heard Mr. Ishtiyaque Hussain, learned counsel appearing on behalf of the complainant and Mr. Amit Singh, learned counsel appearing on behalf of the respondent on the point of vacation of interim order dated 03.08.2026 by which the respondent was directed not to execute sale deed of any flat/unit of the project namely, "R.B. Tower" to any other person/entity or create any third party right over the same till 12.08.2026.

Learned counsel for the respondent has filed a reply today and submitted that the Share Division Agreement between the land owners and promoter was executed on 15.02.2016 (Annexure C-1). The map of the building was revalidated by the PMAA till 21.09.2024, vide letter dated 20.08.2022. The project was granted extension till 31.12.2024 by the RERA and the building was completed by the promoter and completion certificate was submitted before the PMAA on 23rd January, 2024 and completion certificate was issued on 25.04.2025 (Annexure C-2 Series). It is further submitted that the complainant and his brother took possession of their shares in 2024 itself and then further distributed the share amongst themselves vide share division dated 13.09.2024 (Annexure C-3) and have been enjoying the fruits of their property by way of rent from their renters. Electricity bill in individual name of the complainant (Annexure C-4) would

justify the facts mentioned by the respondent. The respondent has also executed registration of flat of his share to another person (Annexure C-5).

In view of these facts it appears that the share distribution has already been made, but the learned counsel for the complainant has prayed for time to confirm the above facts.

However, considering the aforesaid facts and circumstances and the material brought on record by the respondent by way of reply, this Bench is inclined to vacate the interim stay granted on execution of sale deed. Accordingly, the order dated 03.08.2026 by which the respondent was directed not to execute sale deed of any flat/unit of the project namely, “R.B. Tower” to any other person/entity or create any third party right over the same till 12.08.2026, is hereby vacated .

The office of the RERA is directed to communicate this order to the I.G., Registration, Bihar, Patna with a request to ensure issuing direction to the concerned Sub-Registrar regarding the above order and its compliance.

Put up this record on 21.09.2026 for further hearing.

Sd/-

(Vinod Kumar Tiwari)
Special Presiding Officer,
RERA, Bihar